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2409 14 Avenue S
Lethbridge, Alberta

MLS # A2353373

$435,000

Division:	Agnes Davidson		
Type:	Residential/House		
Style:	Bungalow		
Size:	882 sq.ft.	**Age:**	1956 (70 yrs old)
Beds:	3	**Baths:**	2
Garage:	Additional Parking, Alley Access, Double Garage Detached, Heated Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Brick, Composite Siding, Stone	**Zoning:**	R-L
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Vinyl Windows		

Inclusions: Refrigerator, stove

Located on a quiet, tree-lined street in the established south side community of Agnes Davidson, this bungalow offers an excellent opportunity for homeowners and investors alike. Surrounded by mature trees and well-kept homes, Agnes Davidson remains one of Lethbridge’s most convenient neighbourhoods, with Our Lady of the Assumption School just steps away and groceries, shopping, and restaurants along Mayor Magrath Drive only minutes from home. Offering 882 square feet above grade, three bedrooms, two bathrooms, an illegal suite, and an oversized heated garage, this home combines classic bungalow character with outstanding versatility. Inside, you’re welcomed into a bright living room with hardwood flooring and a large front window that brings in plenty of natural light. The kitchen features classic oak cabinetry with generous storage, along with a stainless steel range and dishwasher, while the adjoining dining area easily accommodates a full-size table for family meals or entertaining. The main floor also features a spacious primary bedroom with hardwood flooring and sliding barn-style closet doors, a versatile second bedroom, and a nicely updated four-piece bathroom. The oversized heated 33' × 29' double detached garage includes two separate overhead doors with openers, providing ample space for parking, a workshop, or additional storage. Downstairs, the lower level is accessible through its own separate side entrance and includes a laundry room, a three-piece bathroom with a shower stall, and an illegal suite with a large living area, a bedroom, and a kitchen complete with a fridge and stove, offering excellent potential for rental income or multi-generational living. Outside, the fully fenced backyard offers low-maintenance fencing, a grassy yard, and a patio, along with a long concrete pad with back alley access

that’s ideal for RV parking or extra vehicles. Combining an oversized heated garage, RV parking, and an illegal suite with a separate entrance in an established south side location, this is a rare opportunity you won’t want to miss.

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